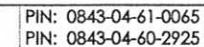


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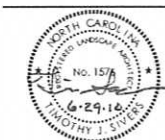
SITE SUMMARY	
GROSS LAND AREA:	9.53 AC (414,830 SF)
EXISTING ZONING:	RR
PROPOSED ZONING:	CG(D)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	COMMERCIAL
WATERSHED:	FJ - B
RIVER BASIN:	NEUSE
CITY LIMIT:	OUTSIDE
URBAN GROWTH AREA:	INSIDE
TIER:	SUBURBAN

TOTAL AREA (PRE R.O.W. DEDICATION):	9.53 AC (414,830 SF)
TOTAL AREA (POST R.O.W. DEDICATION):	9.31 AC (405,656 SF)
EXISTING IMPERVIOUS AREA (ON SITE):	8.096 SF
MAXIMUM ALLOWABLE IMPERVIOUS AREA (70%):	6.518 AC (283,959 SF)

1. TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM THE CITY OF DURHAM GIS.
2. BOUNDARY INFORMATION TAKEN FROM SURVEY BY S.D. PUCKETT AND ASSOCIATES, P# 185 PG 121
3. STEEP SLOPES, WETLANDS, FLOODPLAIN OR ASSOCIATED BARRIERS WERE NOT FOUND ON OR WITHIN 100 FEET OF THIS SITE.
4. THE DURHAM COUNTY SOIL MAP DOES INDICATE A STREAM WITHIN 100 FEET OF THE SITE. A STREAM DETERMINATION PER THE GOVERNING REQUIREMENTS, WILL BE MADE AT SITE PLAN.
5. NO HISTORICAL STRUCTURES OR DURHAM NATIONAL INVENTORY AREAS LOCATED ON THIS PROPERTY.
6. TREE SAMPLING AREA AND SPECIMEN TREE SURVEYS ARE NOT REQUIRED WITHIN FLOOD PLAIN, STREAM BUFFERS, OR ALONG STEEP SLOPES AS PER THE DURHAM UDO.
7. THIS SITE IS LOCATED IN THE MAJOR TRANSPORTATION CORRIDOR. A 100' BUFFER ADJACENT TO INTERSTATE 85 IS REQUIRED, BUT A REDUCTION IS PERMITTED PER SECTION 47.3.3 OF THE UDO.
8. THE FUTURE LIGHT RAIL CREEK TRAIL SYSTEM IS PLANNED ALONG THE FUTURE NE DURHAM PARKWAY [CURRENTLY GLENN SCHOOL ROAD] ALONG THE NORTHEASTERN BOUNDARY AS PER THE DURHAM URBAN TREES & GREENWAYS MASTER PLAN.
9. THE SITE IS SERVED BY PUBLIC SEWER WITH AN EXISTING CONNECTION TO THE PUMP STATION LOCATED AT GLENN VIEW STATION. AN INTERSECTION OF PUBLIC WATER LINE WILL BE REQUIRED TO SERVE THE SITE. PUBLIC WATER IS LOCATED AT THE INTERSECTION OF GLENN ROAD AND GLENN SCHOOL ROAD. ADEQUATE CAPACITY OF BOTH UTILITIES EXIST TO SERVE THIS SITE. ELECTRIC, TELEPHONE AND CABLE ARE ALL AVAILABLE.
10. NO FLOODPLAIN OR 100YR FLOODPLAIN FOUND WITHIN THE SITE AS PER FEMA PANEL MAP #37000A0001, DATED MAY 2, 2006.



EXISTING
CONDITIONS
& TREE
SURVEY PLAN



JUNE 10, 2010

PER REVIEW COMMENTS | 15

— — —

1 1

1 1

—

DRAWN BY: _____ CHECKED BY: _____

DRAWN BY: FS
CHECKED BY: TJS

15	150
DATE	

DECEMBER 14, 20

SCALE

AS NOTED

PROJECT NO. 0898

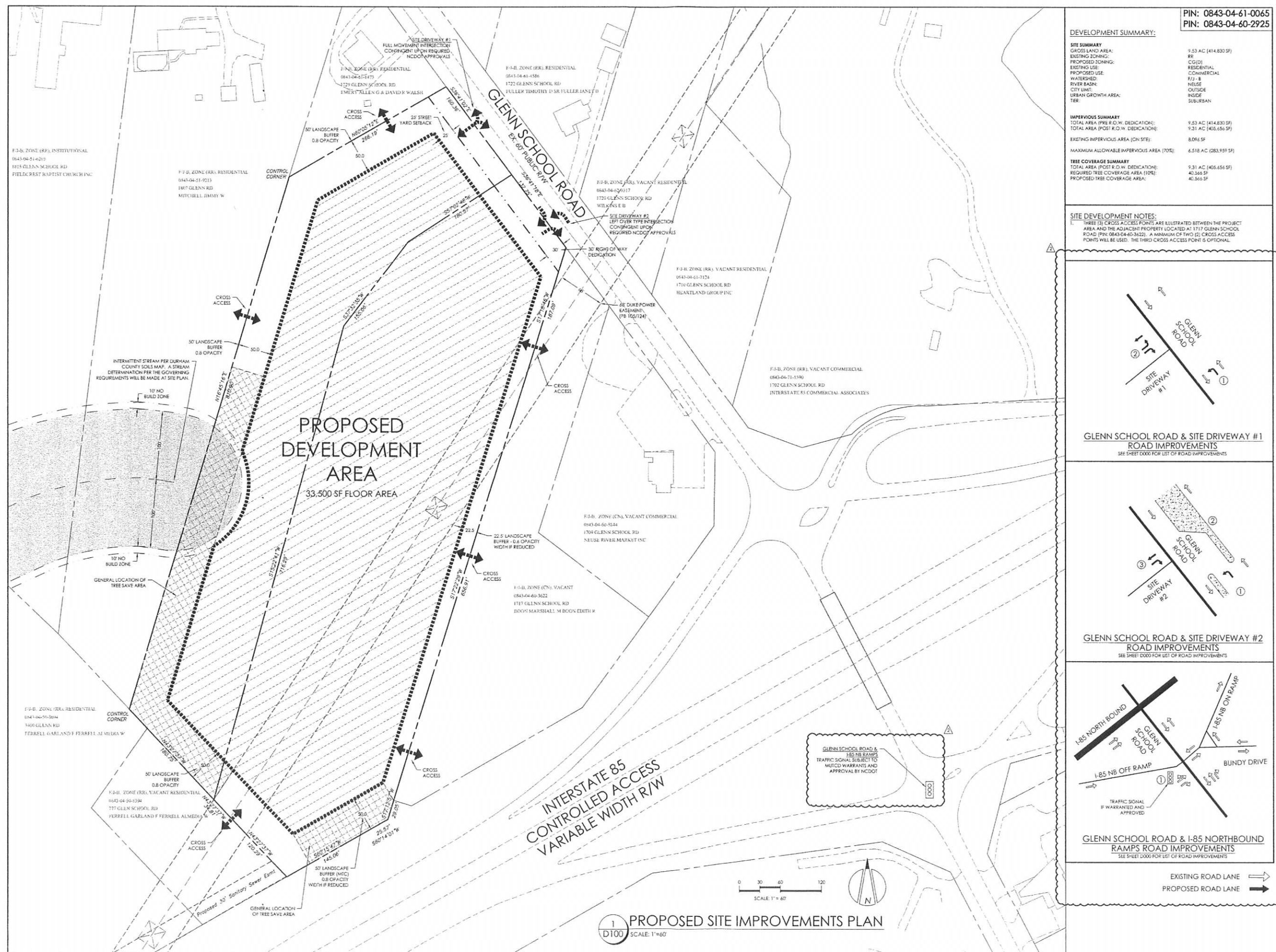
0898

SHEET NO. _____

D001

D001

<DEVELOPMENT PLAN



PIN: 0843-04-61-0065
PIN: 0843-04-60-2925

DEVELOPMENT SUMMARY:

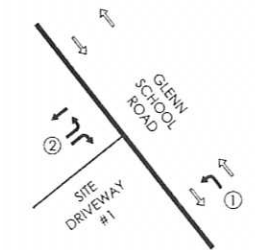
SITE SUMMARY	
GROSS LAND AREA:	9.53 AC. (414,830 SF)
EXISTING ZONING:	RR
PROPOSED ZONING:	CG(D)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	COMMERCIAL
WATERSHED:	F1J - B
RIVER BASIN:	NEUSE
CITY LIMIT:	OUTSIDE
URBAN GROWTH AREA:	INSIDE
TIER:	SUBURBAN

IMPERVIOUS SUMMARY	
TOTAL AREA (PRE R.O.W. DEDICATION):	9.53 AC (414,630 SF)
TOTAL AREA (POST R.O.W. DEDICATION):	9.31 AC (405,656 SF)
EXISTING IMPERVIOUS AREA (ON SITE):	8.096 SF
MAXIMUM ALLOWABLE IMPERVIOUS AREA (70%):	6.518 AC (283,959 SF)

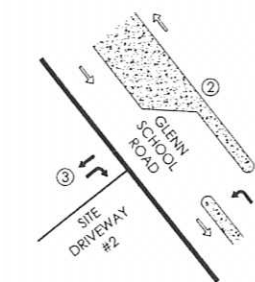
TREE COVERAGE SUMMARY	
TOTAL AREA (POST R.O.W. DEDICATION):	9.31 AC (405,656 SF)
REQUIRED TREE COVERAGE AREA (10%):	40,566 SF
PROPOSED TREE COVERAGE AREA:	40,566 SF

SITE DEVELOPMENT NOTES:

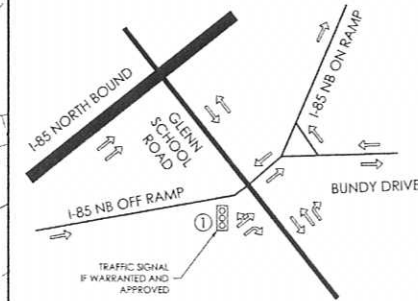
1. THREE (3) CROSS ACCESS POINTS ARE ILLUSTRATED BETWEEN THE PROJECT AREA AND THE ADJACENT PROPERTY LOCATED AT 1717 GLENN SCHOOL ROAD (PIN: 0843-04-60-3622). A MINIMUM OF TWO (2) CROSS ACCESS POINTS WILL BE USED. THE THIRD CROSS ACCESS POINT IS OPTIONAL.



GLENN SCHOOL ROAD & SITE DRIVEWAY #1
ROAD IMPROVEMENTS
SEE SHEET 0000 FOR LIST OF ROAD IMPROVEMENTS



GLENN SCHOOL ROAD & SITE DRIVEWAY #2
ROAD IMPROVEMENTS
SEE SHEET 0000 FOR LIST OF ROAD IMPROVEMENTS



GLENN SCHOOL ROAD & I-85 NORTHBOUND
RAMPS ROAD IMPROVEMENTS
SEE SHEET D000 FOR LIST OF ROAD IMPROVEMENTS

EXISTING ROAD LANE 
PROPOSED ROAD LANE



16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953

537 MARKET STREET, SUITE 1120
CHATTANOOGA, TENNESSEE 37402
F 423.266.4990 F 423.266.5700

www.horvathassociates.com

GLENN SCHOOL
COMMERCIAL

1719 & 1721 GLENN SCHOOL ROAD
DURHAM, NORTH CAROLINA

PROPOSED SITE IMPROVEMENTS PLAN



1 | JUNE 10, 2010
| PER REVIEW COMMENTS | TS

2 | JUNE 28, 2010
| PER REVIEW COMMENTS | TS

DRAWN BY: _____ CHECKED BY: _____

DATE DECEMBER 14, 2008

SCALE
1" = 60'

PROJECT NO.
0898

SHEET NO.

D100

<DEVELOPMENT PLAN>